

**HOME INSPECTOR ADVISORY COMMITTEE
1400 EAST WASHINGTON AVENUE, MADISON, WI
MINUTES
SEPTEMBER 17, 1998**

PRESENT: Jerome Baumgardt, Larry Engen, Gina Gruba, Mark Jankowski, Norbert Lovata, Richard Staff and Mark Thomas

EXCUSED: Robert Epps and William Arnold

STAFF PRESENT: Cletus Hansen and Jacquelynn Rothstein

GUESTS: None

CALL TO ORDER

The meeting was called to order at 9:07 a.m. by Cletus Hansen, Administrator of the Division of Business Licensure and Regulation.

AGENDA

The agenda was approved by consensus.

MINUTES (9/10/98)

MOTION: Rick Staff moved, seconded by Norbert Lovata, to approve the minutes as written. Motion carried unanimously.

ADMINISTRATIVE REPORT

Division Administrator's Report

Cletus Hansen distributed the final copy of the amended minutes of July 7, 1998.

STANDARDS OF PRACTICE

Committee members resumed the discussion where it left off at the previous meeting.

The Committee discussed the following items in Jacquelynn Rothstein's draft:

Electrical Systems

Interior Systems

Heating Systems (a lengthy discussion pertained to heat exchangers)

Central Air Conditioning

Insulation and Ventilation (Rick Staff suggested that "vapor barriers" be included in 3 locations in Section (8). Others informally voted "No.")

After completing Ms. Rothstein's draft, Rick Staff returned to an issue which he had raised at an earlier meeting and which had not been acted on.

MOTION: Rick Staff moved, seconded by Norbert Lovata, that a home inspector be required to disclose adverse facts known to the home inspector, including significant health or safety hazards affecting occupants of the property. The motion was defeated with a 6 to 1 vote.

Mark Thomas requested of Rick Staff that he provide a document which clarifies this issue and quotes the requirements pertaining to real estate agents. Mr. Staff said that page 6 of the memo which he distributed at the previous meeting pretty well lays out what Mr. Thomas is seeking. It contains proposed language relating to disclosure of material adverse facts and disclosure of information suggesting material adverse facts.

The committee ended its discussions by trying to define a term which is in the new statutes and on page 14 (See RL 134.03 (b)) of Ms. Rothstein's draft. The term is "significant adverse effect on the life expectancy." The committee informally agreed to define the term to mean either or both of the following:

1. Generally recognized by competent home inspectors as significantly reducing the functionality or integrity of a component or a system of the improvements to the property being inspected.
2. Presenting a significant health or safety risk to occupants of the property.

NEXT MEETING

The committee agreed to meet again from 9:30 a.m. until noon on October 13, 1998, for the purpose of conducting one final review of Ms. Rothstein's draft before promulgation of it as an emergency rule.

ADJOURNMENT

MOTION: Mark Jankowski moved, seconded by Norbert Lovata, to adjourn the meeting. Motion carried unanimously.